

\$500,000 - 15421 Margarita Ct Court, Lipan

MLS® #21076509

\$500,000

0 Bedroom, 1.00 Bathroom, 1,485 sqft

Residential on 18.02 Acres

Old Wd Ranch Ph I Sec D, Lipan, TX

Bring your vision to this rare nineteen acre Lipan tract. Land first and ready for what comes next, the property delivers privacy, big sky views, and room to create. Gentle roll and a balanced mix of open pasture and mature trees set up multiple level homesites with natural screening for a house, barn, arena, gardens, and livestock. Long sightlines make it easy to plan a driveway, homesite, and outdoor living while keeping usable pasture for turnout and trails. The approach is straightforward for trucks and equipment which keeps make ready and future improvements simple.

Country quiet with city convenience, minutes to Granbury and Weatherford and an easy route to Fort Worth. Use it now as a weekend escape and transition to a full time homestead when you are ready. Acreage of this scale invites equestrian and hobby farm dreams, nature watching and stargazing, or a clean canvas for a custom build. The regional Trinity aquifer underpins well potential for irrigation, gardens, and stock subject to local district rules. Ask for practical guidance on well spacing and siting. Bring your architect, builder, and ranch plan.

Notes and disclaimers Buyer and buyers agent to verify acreage, boundaries, utilities, water resources, tax status, schools, and intended use. Title, survey, and recorded documents available upon request. Showings by



appointment only please.

Built in 2022

Essential Information

MLS® #	21076509
Price	\$500,000
Bathrooms	1.00
Full Baths	1
Square Footage	1,485
Acres	18.02
Year Built	2022
Type	Residential
Sub-Type	Farm
Style	Other
Status	Active

Community Information

Address	15421 Margarita Ct Court
Subdivision	Old Wd Ranch Ph I Sec D
City	Lipan
County	Hood
State	TX
Zip Code	76462-8045

Amenities

Utilities	Aerobic Septic, Co-op Electric
Garages	Aggregate

Interior

Interior Features	Cable TV Available
Heating	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Exterior

Exterior Features	Covered Deck
Lot Description	Acreage, Agricultural, Many Trees

Roof	Metal
Construction	Metal Siding

School Information

District	Lipan ISD
Elementary	Lipan
Middle	Lipan
High	Lipan

Listing Details

Listing Agent	Brian Certain
Listing Office	Realty Of America, LLC

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